

WARRANTY DEEDROSEMARY RICKMAN and RAYMOND LLOYD RICKMAN

Grantors

To

BILLY K. SMITH and wife, NANCY C. SMITH and DANNY RAY SCHENZEL
and BRENDA KAYE SMITH

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, ROSEMARY RICHMAN and RAYMOND LLOYD RICKMAN, being the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, BILLY K. SMITH and wife, NANCY C. SMITH and DANNY RAY SCHENZEL and BRENDA KAYE SMITH, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 2914, Section N, Southaven West Subdivision, in Section 26, Township 1, Range 8, in DeSoto County, Mississippi, as shown by plat of record in Plat Book 5, Pages 8 and 9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by James B. Hunter, et ux, to Wortman & Mann, Inc., dated December 21, 1977, and recorded in Book 219, Page 741, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$23,100.01, and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Wortman & Mann, Inc. in connection with loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1985.

WITNESS the signature of the Grantors this the 27th day of February, 1985.

Rosemary Rickman
ROSEMARY RICKMAN

Raymond Lloyd Rickman
RAYMOND LLOYD RICKMAN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Rosemary Rickman and Raymond Lloyd Rickman, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 27th day of February, 1985.

My Commission expires:
November 28, 1987

Nancy C. Huggins
Notary Public

GRANTORS' ADDRESS: 1725 State Line Road, Southaven, MS 38671

GRANTEES' ADDRESS: 1969 Dorchester, Southaven, MS 38671

Filed 10:30 PM, March 5, 1985
Recorded in Book 176 Page 573
H. G. Ferguson, Clerk